

06-0-0012

City Council  
Atlanta, Georgia



AN ORDINANCE

BY: IVORY LEE YOUNG, JR.

**Z-05-69**

Date Filed: 7-1-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

**SECTION 1.** That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **4311 Bakers Ferry Road, S.W.** be changed from the R-4 (Single family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 50, 14<sup>th</sup> ff District, Fulton County Georgia, being more particularly described by the attached legal description and/or survey/map.

**SECTION 2.** That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

**SECTION 3.** That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

**SECTION 4.** That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

GRANT SHEPHERD & ASSOCIATES, INC.  
Land Surveyors-Site Development  
3751 Venture Drive, Suite 205  
Duluth GA 30096  
Tel: (770) 418-9823 Fax: (770) 418-9289

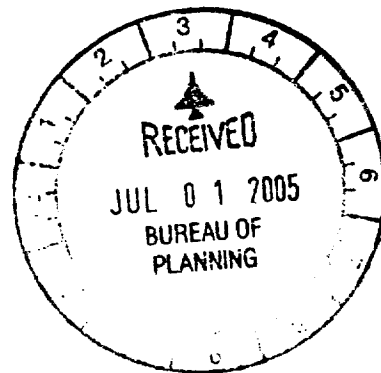
PARCEL ONE:

All that tract or parcel of land lying and being in Land Lot 50 of the 14<sup>th</sup> District of formerly Fayette, now Fulton County, Georgia, consisting of 15.56 acres, more or less, and being more particularly described as follows:

Beginning at a point on the North Land Lot Line of Land Lot 50, Eight Hundred Fifty five and seventy Hundredths (855.70) feet West of the Northeast corner of Land lot 50, which point is the Northwestern most corner of R. V. Millsar:

No. 0000 Bakers Ferry Road

Thence S16°51'06"E, a distance of 674.87' to an iron pin found on the north side of Bakers Ferry Road; thence along said Right-of-way line S57°45'00"W, a distance of 481.70' to a point; thence S65°43'30"W, a distance of 208.80' to a point; thence S72°32'30"W, a distance of 216.20' to a point; thence leaving said right of way line N05°11'08"W, a distance of 345.80' to an iron pin found; thence N04°36'30"W, a distance of 174.61' to an iron pin found; thence N04°24'42"W, a distance of 94.70' to an iron pin found; thence N04°32'92"W, a distance of 200.24' to an iron pin found; thence N04°48'50"W, a distance of 205.13' to a iron pin set; thence along the north line of Land Lot 50, N86°58'00"E, a distance of 694.93' to the Point of Beginning.



2-05-69

# LEGEND

• POWER POLE	○ IRON PIN FOUND OR SET
☆ LIGHT POLE	⊙ COMPUTED POINT
— GUY WIRE	CTP CRIMP TOP PIPE
— HEADWALL	OTF OPEN TOP PIPE
— SINGLE WING CATCH BASIN	RB REINFORCING BAR
— DOUBLE WING CATCH BASIN	P.O.B. POINT OF BEGINNING
⊙ STORM SEWER MANHOLE	IPF IRON PIN FOUND
⊙ SANITARY SEWER MANHOLE	IPS IRON PIN SET (1/2" RB)
SSE SANITARY SEWER EASEMENT	BC BACK OF CURB
DE DRAINAGE EASEMENT	+985.0 EXISTING ELEVATION
	+985.0 PRE-CONSTRUCTION ELEVATION
	— WATER FLOW

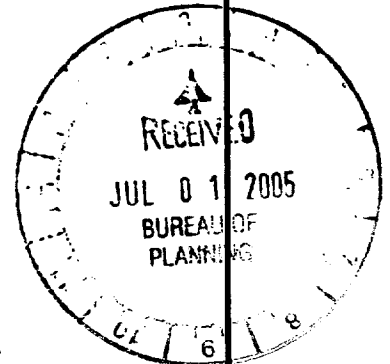
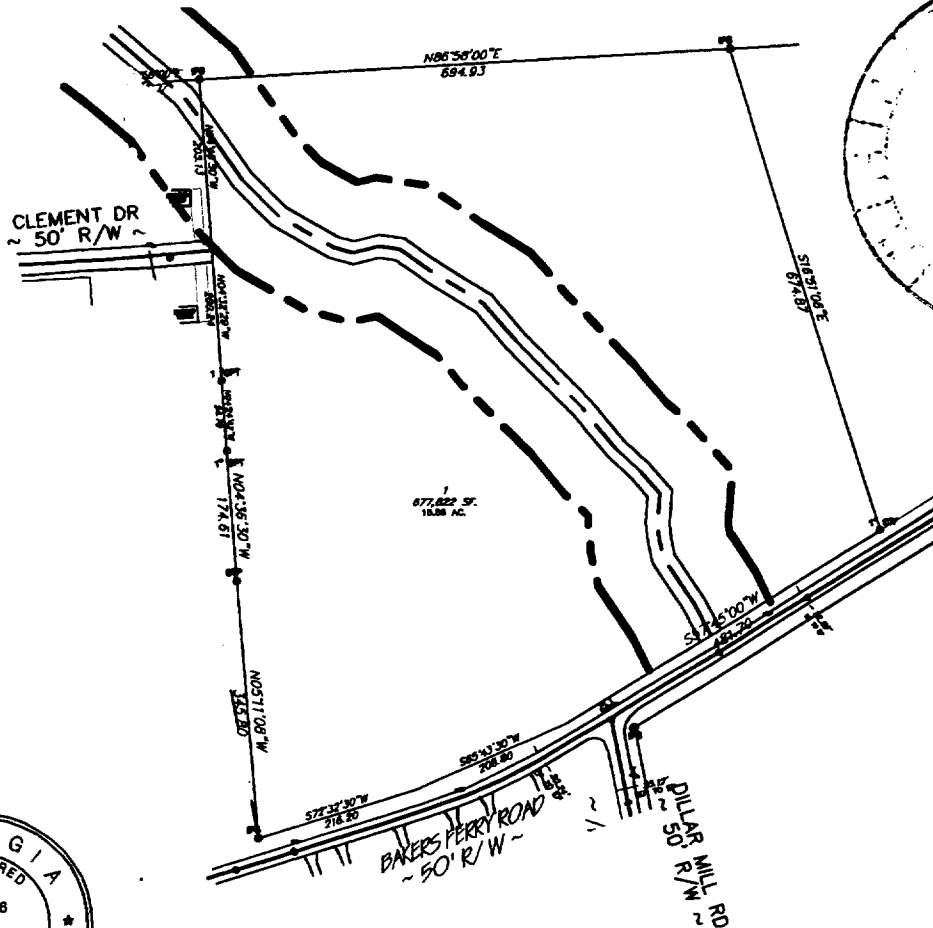
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 8 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1: 100,000

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-304 ELECTRONIC DISTANCE MEASURING DEVICE.

THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAPS (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL NUMBER \_\_\_\_\_; MAP REVISED \_\_\_\_\_

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2-05-69



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

GA. R.L.S. No. 2136

\*NOT VALID UNLESS SIGNED IN BLUE INK

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SURVEY  
FOR:

**EARTHWISE**

0000 BAKERS FERRY ROAD  
**LOCATED IN**

LAND LOT 50 OF THE 14FF DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA  
DATE: APRIL 29, 2005  
SCALE: 1"=200'  
JOB NUMBER: 05-04-440

GRAPHIC SCALE



( 1 IN 200 FEET )